

ORDINANCE NO. 20050623-Z007

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT THE 3600 BLOCK OF BIG VIEW DRIVE FROM SINGLE FAMILY RESIDENCE LARGE LOT-CONDITIONAL OVERLAY (SF-1-CO) COMBINING DISTRICT TO PUBLIC (P) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence large lot-conditional overlay (SF-1-CO) combining district to public (P) district on the property described in Zoning Case No. C14-05-0046, on file at the Neighborhood Planning and Zoning Department, as follows:

A 1.159 acre tract of land, more or less, out of the W.R. Hobbs Survey No. 436, Abstract No. 375 and the I.G. & N. Railroad Survey No. 42, Abstract No. 2113 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

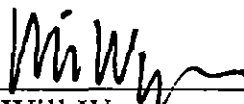
locally known as the property located in the 3600 block of Big View Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on July 4, 2005.

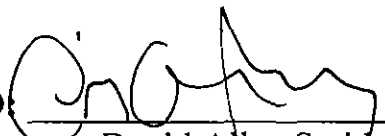
PASSED AND APPROVED

June 23, 2005

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Will Wynn
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:

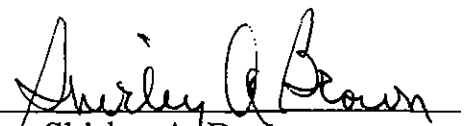

Shirley A. Brown
City Clerk

EXHIBIT A

DESCRIPTION

DESCRIPTION OF 1.159 ACRES OF LAND SITUATED IN THE W.R. HOBBS SURVEY NO. 456, ABSTRACT NO. 375 AND THE I.G. & N. RAILROAD SURVEY NO.42 ABSTRACT NO. 2113 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK B, OF THE RESUBDIVISION OF RIVER PLACE SECTION 26, AS REFERENCED BY THE CITY OF AUSTIN CASE NO. C8-J-05-0009.OA, SAME BEING A PORTION OF A CALL 51.30 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GLENLAKE LTD., OF RECORD IN VOLUME 11849, PAGE 1351 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.159 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½ inch iron rod with cap marked RJS 4391 found in the east right-of-way line of Big View Drive having a call 70 foot wide right-of-way as recorded in Document No. 200100017 of the Official Public Records of Travis County, Texas same being the northwest corner of a call 6.811 acre tract as described in a deed to Lake Austin River Place LTD., as recorded in Document No. 2001026355 of the Official Public Records Travis County, Texas and being the southwest corner of Lot 1 Block B of River Place Section 26 as recorded in Document No. 200200255 of the Official Public Records of Travis County, Texas;

THENCE departing the said east right-of-way line of Big View Drive and with the common line of the 6.811 acre tract and Lot 1 Block B of River Place Section 26 S 76°41'52" E for a distance of 306.48 feet to a ½ inch iron rod found at an angle point in said line, from which a ½ inch iron rod found bears S 74°22'19"E for a distance of 0.35 feet;

THENCE continuing with the said common line of the 6.811 acre tract and Lot 1 Block B S 58°45'20"E for a distance of 146.29 feet to a point in that certain line described in Boundary Line Agreement (Segment 1) of record in Volume 8116, Page 119 and Volume 8171, Page 43 of the Real Property Records of Travis County, Texas and the west line of the said Glenlake Ltd., tract and being the southeast corner of Lot 1 Block B of River Place Section 26, the northeast corner of the 6.811 acre tract and the POINT OF BEGINNING of the herein described tract;

THENCE with the said Boundary Line Agreement (Segment 1) and the west line of the Glen Lake LTD., tract, and the east line of Lot 1 Block B of River Place Section 26 N 16°29'57" E for a distance of 15.01 feet to a point for an interior "ell" corner of the said Lot 1 Block B of the Re-Subdivision of River Place Section 26 and the most westerly northwest corner of the herein described tract;

THENCE departing the said Boundary Line Agreement (Segment 1) and the west line of the Glenlake LTD., tract and crossing into the same with the lot line of the said Lot 1 Block B of the Re-Subdivision of River Place Section 26 the following five (5) courses and distances;

1. S 65°37'37" E for a distance of 120.81 to a iron rod with cap set in the arc of an intersecting curve to the left,
2. with the arc of said curve to the left passing through a central angle of 30°25'49" to a iron rod with cap set at the Point of Tangency, said curve having a radius of 25.00 feet, an arc length of 13.28 feet, and a long chord bearing N 40°44'27" E for a distance of 13.12 feet,
3. N 25°31'33" E for a distance of 92.18 feet to a iron rod with cap set for an exterior "ell" corner of Lot 1 Block B and the most northerly northwest corner of the herein described tract,
4. S 67°09'32" E for a distance of 25.03 feet to a iron rod with cap set for an easterly corner of Lot 1 Block B and the northeast corner of the herein described tract,
5. S 27°37'49"E for a distance of 168.77 feet to a point for the southeast corner of the said Lot 1 Block B and of the herein described tract,

THENCE with the south and west lines of the said Lot 1 Block B of the Re-Subdivision of River Place Section 26, of the Glenlake LTD., tract and of the herein described tract the following five (5) courses and distances;

1. S 62°22'11" W for a distance of 55.91 feet to an angle point,
2. S 83°19'01" W for a distance of 73.81 feet to an angle point,
3. S 37°11'06" W for a distance of 56.71 feet to an angle point,
4. S 64°38'12" W for a distance of 206.65 feet to a point for southeast corner of the said 6.811 acre tract, the most southerly corner of Lot 1 Block B of the Re-Subdivision of River Place Section 26, the southwest corner of the Glenlake LTD., tract and of the herein described tract,
5. with the east line of the said 6.811 acre tract, the west line of the Glenlake LTD., tract and a west line of Lot 1 Block B of the Re-Subdivision of River Place Section 26 N 16°29'57" E for a distance of 281.39 feet to the POINT OF BEGINNING of the herein described tract and containing 1.159 acres within these metes and bounds.

Exhibit "A"

Page 3 of 3

Zoning Resub River Place Sec 26

1.159 Acres of Land

W.R. Hobbs Survey No. 456 Abstract no.375

I.G. & N. Railroad Company Survey No. 42 Abstract No. 2113

Travis County, Texas

Reference is herein made to the sketch accompanying this metes and bounds description.

Bearing basis: Northerly line of a called 51.30 acre tract of land conveyed to Glenlake Ltd., of record in Volume 11706, Page 1254 and Volume 11849, Page 1351 of the Real Property Records of Travis County, Texas, and Segment 1 of Boundary Line Agreement in Volume 8116, Page 119, and corrected in Volume 8171, Page 43 of the Real Property Records of Travis County, Texas. (N72°05'33"E)

I hereby certify that this description was prepared from a survey made on the ground under my supervision.

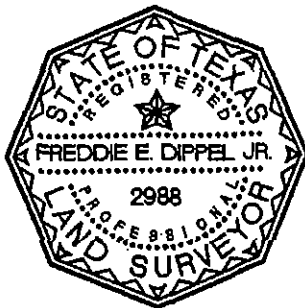
CUNNINGHAM-ALLEN, INC.



Freddie E. Dippel Jr.

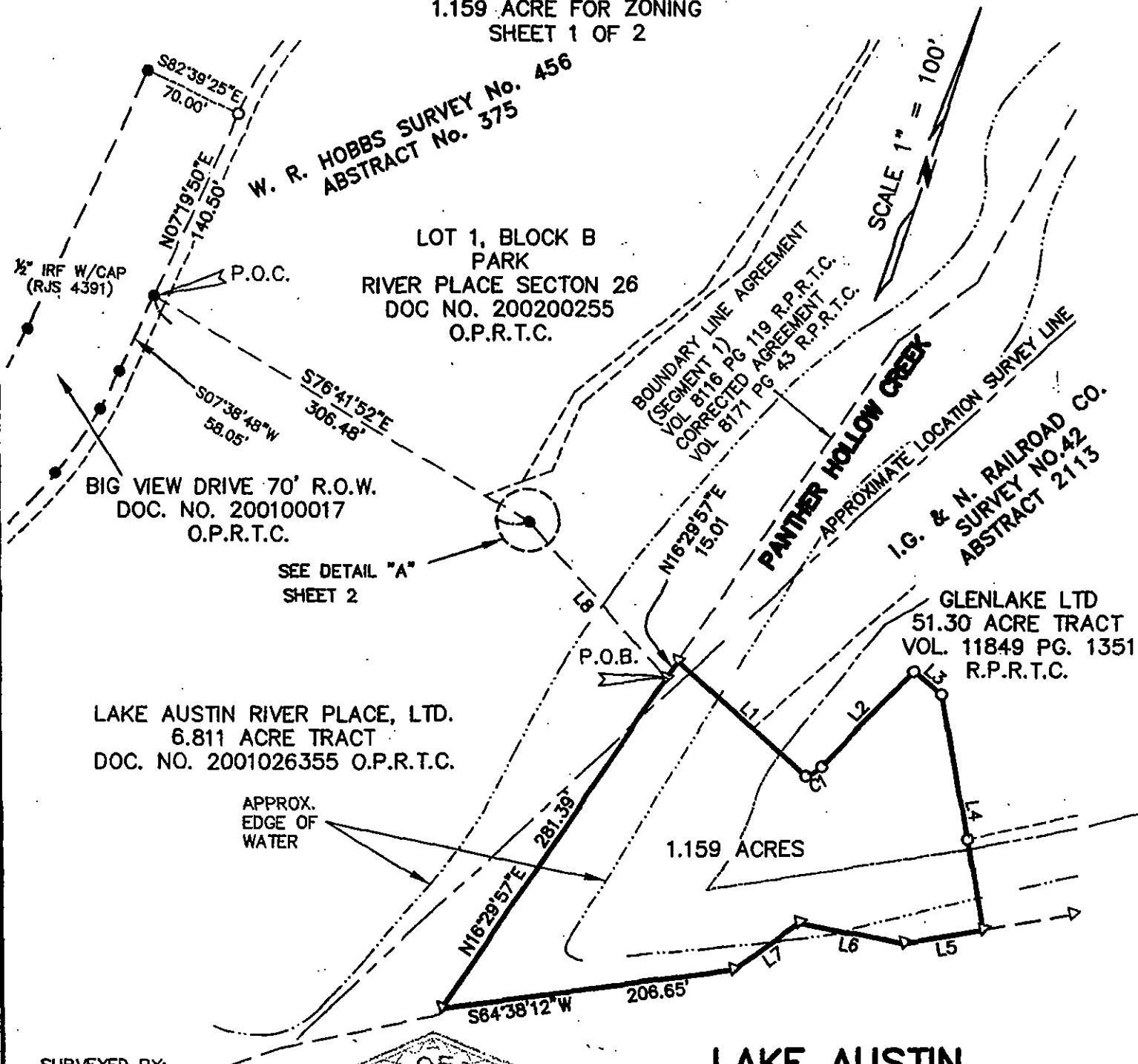
Registered Professional Land Surveyor No. 4437

Date: 3-24-05



SKETCH TO ACCOMPANY DESCRIPTION

1.159 ACRE FOR ZONING
SHEET 1 OF 2

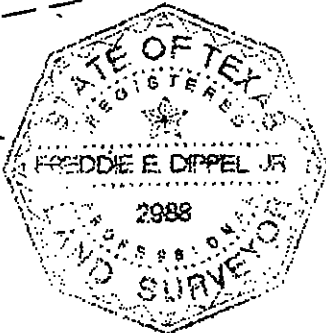


SURVEYED BY:

Freddie E. Dippel Jr.

Freddie E. Dippel Jr.
REG. PROF. LAND SURVEYOR
NO. 2988

DATE: 3-24-05



3103 Bee Cave Road, Suite 202

Austin, Texas 78746-6819

Tel.: (512) 327-2946

Fax: (512) 327-2973

LAKE AUSTIN

LEGEND

- 1/2" IRON ROD FOUND (UNLESS STATED)
- 1/2" IRON ROD W/CAP SET (UNLESS STATED)
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

CA
Cunningham | Allen
Engineers • Surveyors

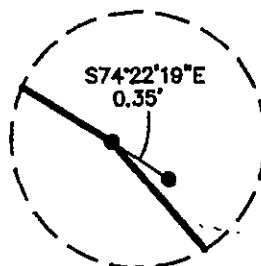
SKETCH TO ACCOMPANY DESCRIPTION

1.159 ACRE FOR ZONING

SHEET 2 OF 2

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CH-BEARING
C1	13.28	25.00	30°25'49"	6.80	13.12	N40°44'27"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S85°37'37"E	120.81
L2	N25°31'33"E	92.18
L3	S87°09'32"E	25.03
L4	S27°37'49"E	168.77
L5	S82°22'11"W	55.91
L6	S83°19'01"W	73.81
L7	S37°11'06"W	56.71
L8	S58°45'20"E	146.29



DETAIL "A"
(NOT TO SCALE)

